

**NOTICE OF THE NEW JERSEY  
HOUSING AND MORTGAGE FINANCE AGENCY  
BOARD MEETING**

This is to notify you that the 371<sup>st</sup> Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for Thursday, April 12, 2012 at 10:00 a.m. at the office of New Jersey Housing and Mortgage Finance Agency, 637 South Clinton Avenue, Trenton, New Jersey 08650.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency with regard to the items.

**AGENDA-  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
371<sup>st</sup> BOARD MEETING  
April 12, 2012  
637 South Clinton Avenue  
Trenton, NJ 08650-2085**

**PUBLIC SESSION**

**NOTICE OF PUBIC MEETING**

**ROLL CALL**

1. **APPROVAL OF MINUTES**

- 1 a. Approval of the Minutes of the March 1, 2012 Meeting of the HMFA Board

2. **SINGLE FAMILY**

- 2 a. Authorization for the Executive Director to Execute Amendment #4 to the MOU for Additional Funds for the Mortgage Assistance Pilot (MAP) Program for Fiscal Year 2012 (July 2012 - June 2013)
- b. CHOICE #10-59 – The Whittaker, *Sponsor: The Whittaker, LLC, Location, Trenton, Mercer County* – Approval of a Mortgage Financing Commitment Extension
- c. CHOICE #10-62 – Condominiums at Harmony Square, Phase II, *Sponsor: Harmony Square II Urban Renewal Housing Company, LLC, Location: City of Newark, Essex County* - Approval of a Mortgage Financing Commitment Extension

3. **MULTI-FAMILY**

- 3 a. HMFA #02729 – Royal Village, *Developer: CIS, Location: North Brunswick, Middlesex County* - Approval of a Declaration of Intent
- b. HMFA #02591- Baxter Terrace, *Sponsor: Michaels Development, Location: Newark, Essex County* - Approval to remove “Risk Share” and replace the Risk Share with a Guarantee
- c. Approval to Amend the Multifamily Guidelines and Financing Policy

**MULTI-FAMILY – NINE PERCENT TAX CREDIT**

- d. HMFA #02405 – Winslow Commons Family Apartments Phase I, *Developer: Eastern Pacific Development, LLC, Location: Winslow, Camden County* - Approval of a Mortgage Financing Commitment
- e. HMFA #02728 – Winslow Commons Family Apartments Phase II, *Developer: Eastern Pacific Development, LLC, Location: Winslow, Camden County* - Approval of a Mortgage Financing Commitment
- f. HMFA #02704 – Conifer Village at Rittenberg, *Developer: Conifer Realty, LLC, Location: Egg Harbor City, Atlantic City* - Approval of a Mortgage Financing Commitment
- g. HMFA #02730 – Laurel Oaks II, *Developer: The Walters Group, Location: Barnegat, Ocean County* - Approval of a Mortgage Financing Commitment
- h. HMFA #02618/SNHTF #250 - Renaissance Apartments, *Sponsor: Brand New Day, Location: Elizabeth, Union County* - Approval of a Mortgage Financing Commitment
- i. HMFA #02697/SNHTF #298 - Fairmount and Eleven/Eleven, *Developer: Genesis Companies, Location: Newark, Essex County* - Approval of a Mortgage Financing Commitment
- j. HMFA #02691/SNHTF #290 – Freedom Village at Hopewell, *Developer: Project Freedom, Location: Hopewell Township, Mercer County* - Approval of a Mortgage Financing Commitment

- k. HMFA #02698 - Independence Crossing, *Developer: Genesis Companies, Location: Franklin Twp, Somerset County* - Approval of a Mortgage Financing Commitment
- l. HMFA #02721 – Risdon Wheel House, *Developer: Ingerman Affordable Housing, Location: Mt. Holly, Burlington County* – Approval of a Mortgage Financing Commitment
- m. HMFA #02733 - Revere Run, *Developer: Conifer Realty, LLC, Location: Gloucester Township, Camden County* - Approval of a Mortgage Financing Commitment
- n. HMFA #02734 - Springside School – *Developer: Conifer Realty, LLC, Location: Burlington Township, Burlington County* - Approval of a Mortgage Financing Commitment
- o. HMFA #02731 - Conifer Village at Oak Street, *Developer: Conifer Realty, LLC, Location: Lakewood, Ocean County* – Approval of a Mortgage Financing Commitment
- p. HMFA #02732 - Gregory School and Garrett Street Annex Phase II, *Developer: Conifer Realty, LLC, Location: Long Branch, Monmouth County* - Approval of a Mortgage Financing Commitment
- q. HMFA #02743 - Calhoun Senior Housing – *Developer: RPM Development Group, Location: Trenton, Mercer County* – Approval of a Mortgage Financing Commitment
- r. HMFA #02745 - Broadway Estates, *Developer: HELP USA, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment
- s. HMFA #02556 – Birmingham Gardens, *Sponsor: Birmingham Development, LLC and CIS, Location: Ewing, Mercer County* – Approval of a Mortgage Financing Commitment
- t. HMFA #02737 – Notchwood Manor Apartments, *Sponsor: The Richman Group of New Jersey, LLC, Location: Woodland Park, Passaic County* – Approval of a Mortgage Financing Commitment
- u. HMFA #02590 – Delaware View Apartments, *Sponsor: Tri County Real Maintenance Company, Location: Carneys Point, Salem County* – Approval of a Mortgage Financing Commitment
- v. HMFA #02738 – White Oak at Mantua, *Developer: Conifer Realty, LLC, Location: Mantua Township, Gloucester County* - Approval of a Mortgage Financing Commitment
- w. HMFA #02746/SNHTF #316 – Montvale Commons – *Sponsor: Montvale Commons, L.P., Location: Montvale, Bergen County* – Approval of a Mortgage Financing Commitment
- x. HMFA #02683 - Beachview Residence, *Sponsor: Homes Now Beachview Residence, Inc., Location: Atlantic City, Atlantic County* - Approval of a Mortgage Financing Commitment
- y. HMFA #02700 – Saddle Brook Court, *Sponsor: Hanover Affordable Housing, LLC, Location: Hanover Township, Morris County* - Approval of a Mortgage Financing Recommitment
- z. HMFA #02507 – Landis Square Senior Apartment Phase II, *Developer: Eastern Pacific Development, Location: Vineland, Cumberland County* - Approval of a Mortgage Financing Recommitment
- aa. HMFA #02586/SNHTF #289 – Ferry Family Housing, *Developer: Conifer Realty, LLC, Location: Camden, Camden County* - Approval of a Mortgage Financing Recommitment

4. PRESERVATION – NINE PERCENT TAX CREDIT

- 4 a. HMFA #02702 - Independence Village at Camden Phase I, *Sponsor: Independence Associates, LLC, Location: Camden, Camden County* - Approval of a Mortgage Financing Commitment
- b. HMFA #02740/ SNHTF #317 - Independence Village at Camden Phase II, *Sponsor: Independence Associates, LLC, Location: Camden, Camden County* - Approval of a Mortgage Financing Commitment

PRESERVATION – FOUR PERCENT TAX CREDIT

- c. HMFA #02681 - Two Osborne Rehab, *Sponsor: CRP Osbourne, LLC, Location: Newark, Essex County* - Approval of a Mortgage Financing Commitment
- d. HMFA #02726 - Asbury Park Gardens, *Sponsor: APNJ Partners, LP, Location: Asbury Park, Monmouth County* - Approval of a Mortgage Financing Commitment

5. SUPPORTIVE HOUSING

- 5 a. HMFA #02693/DYFS #7 – 83 South Munn, *Sponsor: Covenant House, Location: Newark, Essex County* – Approval of a Mortgage Financing Commitment
- b. HMFA #02705/SNHTF #304 – Tudor Village Apartments, *Sponsor: Homes Now, Inc., Location: Brick, Ocean County* – Approval of a Mortgage Financing Commitment

6. REGULATORY AFFAIRS

- 6 a. Approval of Final adoption of repeal of Housing Incentive Note Purchase Program rules, N.J.A.C. 5:80-23
- b. HMFA #485 – Arlington House – Approval of Transfer of Ownership
- c. HMFA #02464/SNHTF #181 – Landing Road Supportive Housing – Approval of Transfer of Ownership/Mortgage Assumption
- d. HMFA #456 - Shalom Towers Apartments – Approval of Extension of Waivers
- e. HMFA #00002 - Zion Towers Apartments - Approval of Extension of Waivers

7. TAX CREDITS

- 7 a. Approval of the Publication of the 2012 Low Income Housing Tax Credit Qualified Allocation Plan as a proposed amendment to Agency regulations N.J.A.C. 5:80-33.1 et seq.

8. FINANCE

- 8 a. Approval of the Multifamily Bond Series

9. EXECUTIVE SESSION

- 9 a. To discuss Contract Negotiation

10. PUBLIC COMMENT

10. OTHER BUSINESS

- 11a. Any Necessary Business that May Come Before the Board

12. ADJOURNMENT